

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

OCTOBER 28, 2008

Residents along Rockpine Lane have expressed many concerns about the proposed 3-lot subdivision at 2716 Willowhaven Drive in La Crescenta. These concerns include density, massing, and the compatibility of the proposed homes with existing residences. Because of these concerns the Regional Planning Commission denied the parcel map, variance, and conditional use permit.

With a lot size of approximately 32,000 square feet, this property is substantially larger than most of the homes within a 1,000-foot radius. While creating three lots could create lots that are out of character with existing homes, creating two lots would not. The remaining lots facing both Willowhaven and Rockpine are compatible with the lots sizes of other homes on both streets. Additionally, the plans and elevations show proposed homes on Rockpine that are 3 stories, while existing homes along this street are either one or two stories. The front setback on the Rockpine varies between 5 and 10 feet, and a larger setback would be more consistent with existing homes.

I, THEREFORE, MOVE that the Board of Supervisors:

- Direct the Director of Regional Planning to have his staff work with the applicant on a revised plan, to include a house design for the new house facing Rockpine which:
  - Is a maximum of two lots, one for the existing home facing Willowhaven and one for a new lot facing Rockpine
  - Is no more than two stories in height;
  - Is no taller than 25 feet in height;
  - Has a front setback of at least 15 feet;

- M O R E -

MOTION

MOLINA \_\_\_\_\_

YAROSLAVSKY \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

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- Direct the Director of Regional Planning to schedule a revised 2-lot parcel map before the Subdivision Committee at the earliest available date; and
- Continue this case to the Board of Supervisors meeting of January 27, 2008, keeping the public hearing open on that date.

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